



31 Bradshaw Street, Saltcoats, KA21 5HR

Seaside Public House | 1,998sq ft Licensed Premises Potential For Alternate Use | Rates Exempt | £10,000p.a.
Rent or o/o £85,000 Sale

Summary

Tenure	To Let / For Sale
Available Size	1,998 sq ft / 185.62 sq m
Rent	£10,000 per annum
Price	Offers in excess of £85,000
Rateable Value	£9,500 SBBS Qualifying*
EPC Rating	Upon enquiry

Key Points

- * Public house available with vacant possession
- * Gross Internal Area of 185.74 sq m (1,998 sq ft)
- * Prominent corner position on Bradshaw Street / Hill Street
- * Accommodation arranged across ground and basement levels
- * Fully fitted kitchen plus extensive cellarage and stores
- * Rent Offers of £10,000p.a.
- * Offers invited in excess of £85,000

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Summary

Available Size	1,998 sq ft
Rent	£10,000 per annum
Price	Offers in excess of £85,000
Rateable Value	£9,500 SBBS Qualifying*
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The subjects comprise a vacant public house occupying the ground and basement levels of a three-storey sandstone corner building. The upper floors are in separate residential ownership and are excluded from the sale. The ground-floor bar is arranged on an open-plan basis with a small snug area, ladies' and gents' toilets. At basement level there is a fully fitted commercial kitchen equipped with modern stainless-steel units and cooking equipment, together with a large open-plan cellarage area and additional stores.

A short-term month-to-month tenancy is currently in place. Vacant possession can be provided from the date of entry. The property is held on a freehold title.

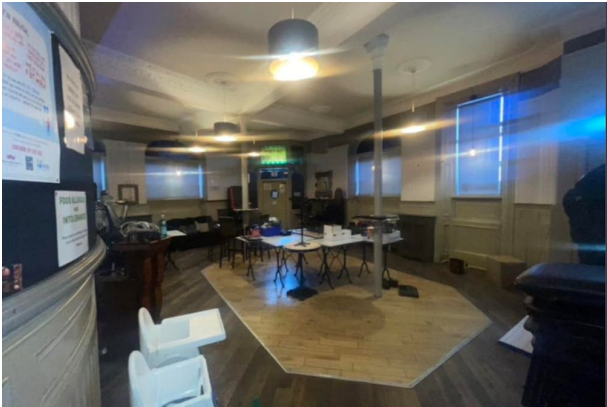
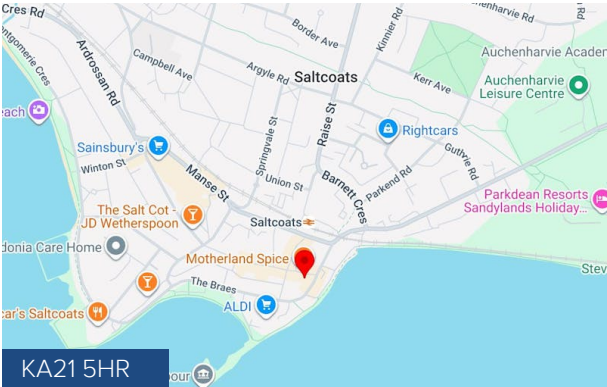
Area

The property extends to a total Gross Internal Area of 185.74sqm (1,998sq ft), calculated in accordance with the RICS Code of Measuring Practice. This comprises 93.06sqm (1,001sq ft) on the ground floor and 92.68sqm (997sq ft) at basement level.

Location

The Windy Ha Bar occupies a prominent corner position fronting Bradshaw Street and Hill Street in the centre of Saltcoats, a coastal town in North Ayrshire on the west coast of Scotland. Saltcoats sits approximately 31 miles southwest of Glasgow on the Firth of Clyde and forms part of the "Three Towns" conurbation alongside Ardrossan and Stevenston. The town has a population of around 12,165 (2022 Census) and serves a wider local catchment within North Ayrshire.

Saltcoats benefits from good transport connectivity. The town's railway station provides regular ScotRail services to Glasgow and other Ayrshire destinations, while local bus routes serve the surrounding area. Road access is straightforward via the A78, which runs through the town and links to the wider motorway network.



Viewing & Further Information



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NAV/RV

£9,500

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £10,000p.a.

SALE

The property is available on a freehold basis for o/o £85,000

V.A.T

Figures quoted exclusive of V.A.T.

E.P.C

Available on request

TITLE

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, as property agents we are obliged to undertake AML diligence for both parties involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.